

**ARTICLE VII
WR -- WATERFRONT RESIDENTIAL DISTRICT**

Preamble:

The WR - Waterfront Residential District is primarily established to provide residential sites and uses on Lake Huron, inland lakes and streams within the Township in keeping with the master plan. In addition to waterfront residential uses, the district will allow as a special approval use certain commercial and recreational developments which are water-related, providing such development is designed to be compatible with the residential character of neighboring properties. Further, all development plans are intended to insure the continued maintenance of high environmental quality in Township waters and shoreline areas.

Sec. 700. Principal Uses Permitted:

In the WR District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. All principal uses permitted in the R-1 One-Family District, provided that all lot areas, widths and setback requirements of the WR District shall apply.
- B. Permanent summer homes and vacation cottages on individual sites and subject to lot requirements of the WR District.
- C. Use of a travel trailer on a vacant lot for transient purposes may be allowed for not more than ninety (90) days per calendar year, with no more than thirty (30) days being consecutive. The unit shall be licensed and kept roadworthy, and removed from the lot when not in use. Placement on the lot shall meet the required yard setbacks

Sec. 701. Uses Permitted on Special Approval:

The following uses shall be permitted subject to the conditions stated for each use and the provisions of Section 1807:

- A. All special approval uses permitted in the R-1 One-Family District, provided that all lot areas, widths and setback requirements of the WR District shall apply.
- B. Public or private recreational areas or campgrounds when operated on sites of at least five (5) acres, provided the location has been reviewed and approved by the Planning and Zoning Commission.
- C. Motels, hotels, cabin courts and tourist rooms when the following conditions are met:
 - 1. The proposed use is adjacent on at least one side to an existing business use, Business District or Industrial District.
 - 2. Parking areas, entrance drives and exits shall be so arranged as to provide maximum safety to traffic on public thoroughfares, uses on adjacent properties and users of the premises.
 - 3. No guest shall establish permanent residence at the motel.

- D. Two-family and multiple dwellings containing not more than six (6) families or units when the site plan has first been reviewed and approved by the Planning and Zoning Commission.
 - 1. The use is not injurious to adjacent properties and adequate provision has been made for parking spaces and vehicle turning movements.
 - 2. Sight distances and traffic flow on adjacent streets are not impaired.
 - 3. Soil condition, water supplies and other property characteristics are proven to be capable of supporting a development housing up to six (6) families.
 - 4. When there are no public water or sewerage services, the minimum land requirements shall be as follows: Lot frontage two hundred (200) feet; lot area according to the number of families with a minimum of fifty thousand (50,000) square feet for two families plus ten thousand (10,000) square feet for each additional family.
 - 5. All dwellings intended to house more than two (2) families must obtain written approval from state, county or township health authorities, whichever had effective jurisdiction at the time a development is proposed.
- E. Marinas, boat liveries and travel trailer parks when the following conditions are met:
 - 1. The proposed development shall consist of at least five (5) acres.
 - 2. Off-street parking for autos and boat trailers shall be provided based on facility capacity.
 - 3. Sanitary facilities shall be provided for the use of both men and women on the site and shall also meet the requirements of State and local Health Departments.
 - 4. A greenbelt shall be established by the Planning and Zoning Commission upon a site plan review.
- F. Accessory structures and uses customarily incident to any of the above special approval uses, subject to Article XVIII, Section 1803.
- G. Ponds greater than five hundred (500) square feet or greater than two and one-half (2 1/2) feet deep.
- H. Accessory residential storage building when associated principal structure is located on adjacent parcel.

Sec. 702. Area and Bulk Requirements:

See "SCHEDULE OF REGULATIONS" - Article XVII, limiting the height and bulk of buildings, the minimum size of lot permitted by land use and maximum density permitted.